

CITY OF NORTH BEND  
CITY COUNCIL  
SPECIAL WORKSTUDY NOTES  
**September 15, 2015 – 7:00 p.m.**  
Meadowbrook Farm Interpretive Center, 1711 Boalch Avenue NW, North Bend, WA

Mayor Hearing called the meeting to order at 7:00 p.m.

Councilmembers David Cook, Alan Gothelf, Ryan Kolodejchuk, Ross Loudanback, Jeanne Pettersen, Jonathan Rosen and Dee Williamson were present.

**North Bend City Staff Present:** Mayor Ken Hearing, City Administrator Londi Lindell, Community & Economic Development Director Gina Estep, Senior Planner Mike McCarty and City Clerk Susie Oppedal.

**City of Snoqualmie:** Mayor Matt Larson, Director of Community Development Mark Hofman and Councilmembers Bob Jeans, Chelley Patterson, Bryan Holloway, Charles Peterson and Kathi Prewitt.

**Meadowbrook Farm Preservation Association:** President Mary Norton, Secretary Dave Battey and Boardmember Tim Noonan.

**Si View Metropolitan Parks District:** Commissioner Brenden Elwood, Operation Manager David Dembeck and Recreation Coordinator Jessica Fischer.

### **Meadowbrook Farm Business Plan**

Senior Planner Mike McCarty reviewed the history of Meadowbrook Farm including the acquisition of the land by North Bend and Snoqualmie between 1989 – 1996 and the subsequent interlocal agreement which created the Meadowbrook Farm Preservation Association to help guide the use and management of the facility. He noted the challenges currently facing the Association were the significant increase in use of Meadowbrook Farm, lack of funding and lack of time the all-volunteer board has to devote to the facility. As a result of these concerns, the Cities and the Association contracted with Tom Beckwith of Beckwith Consulting to create a business plan for the facility that would determine appropriate ways to increase revenue and develop a staffing and funding model that would optimize sustainable management of the facility and its resources.

Mr. Beckwith presented the Meadowbrook Farm Business Plan which highlighted the following concerning the facility:

- Revenue
- Revenue from Farm, Bookings & Classes
- Si View Revenue/Income

- Expenses
- Expense for Facilities and Equipment
- Value of Volunteer Contributions
- Capital Investments
- Cash Revenue
- Annual Maintenance & Operations & Repair & Replacement Set-Aside Requirements
- Comparable Facilities
- Cash Flow Options and Implications Including Staff

Mr. Beckwith reviewed two scenarios which included the farm running with volunteer assistance and with or without City financial assistance and running the facility with a part time staff position, volunteer assistance, revenue generated improvements, corporate sponsorship, and with or without City financial assistance. He noted the plan that involved revenue generated improvements such as an outdoor garden and/or a commercial kitchen at the Interpretive Center would aid in marketing the facility as a wedding venue. He concluded this was most likely the best use for the facility.

After discussion, it was suggested that a subcommittee be created to explore all options regarding the facility and contain two Councilmembers and the Mayor from each City and representatives from Meadowbrook Farm Preservation Association and Si View Metropolitan Parks District.

### **Adjournment**

The workstudy closed at 8:43 p.m.

ATTEST:

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Dee Williamson, Mayor Pro Tem

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Susie Oppedal, City Clerk